
DR. EMERSON W. AYARS HOUSE

3041 OAK AVENUE

Designation Report



City of Miami

REPORT OF THE CITY OF MIAMI
PLANNING AND ZONING DEPARTMENT
TO THE HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD
ON THE POTENTIAL DESIGNATION OF
THE DR. EMERSON W. AYARS HOUSE
3041 OAK AVENUE
AS A HISTORIC CONSERVATION ZONING DISTRICT

Prepared by Sarah E. Eaton 11/19/82
Historic Preservation Consultant Date
Revised 12/06/82

Accepted by Charles Edwin Chase 12/14/82
Chairman, Heritage Conservation Board Date

Amendment
Accepted by Charles Edwin Chase 02/28/83
Designated by the Miami City Commission

Ordinance No. 9606
Date 04/28/83

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I. GENERAL INFORMATION

Historic Name:

Dr. Emerson W. Ayars House

Current Name:

Dr. Emerson W. Ayars House

Location:

3041 Oak Avenue
Miami, Florida

Present Owner:

Edward Engel and Sharon Allen
3041 Oak Avenue
Miami, Florida 33133

Present Use:

Residential

Present Zoning District:

R-2

HC Zoning Overlay District

HC-2

Boundary Description of HC Zoning District:

The west ½ of Lot 7, all of Lot 8, and the west 75 feet of the south ½ of Lot 9 of Block 1 of the plat of ALLAMANDA GARDENS, as recorded in Plat Book 6 at Page 72, of the Public Records of Dade County, Florida.

HC Zoning Classification:

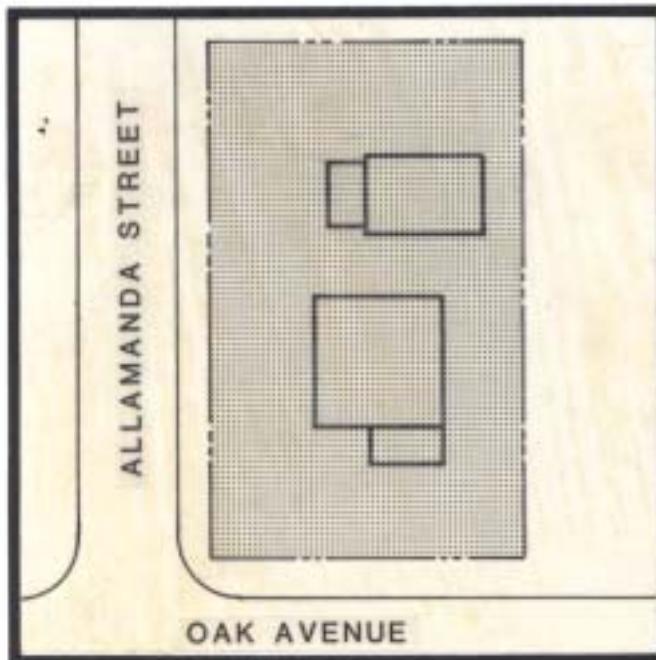
Historic Site

Dade County Historic Survey Rating:

Architectural Significance	-	2
Historic Significance	-	2
Contextural Significance	-	2

DR. EMERSON W. AYARS HOUSE

3041 OAK AVENUE



II. SIGNIFICANCE

Statement of Significance:

The Dr. Emerson W. Ayars House is significant for its association with one of Coconut Grove's pioneer citizens and civic leaders. The house is also an unaltered example of 1920's vernacular style architecture and is noteworthy for its bungalow details and use of materials.

Dr. Emerson Ayars moved to Coconut Grove in 1919 and established his medical practice in the Coconut Grove Post Office building. When Coconut Grove was a separate municipality, Ayars served as both a councilman and city commissioner and was the principal promoter of the Coconut Grove Water Plant. Ayars also served as a school trustee and was elected to the Dade county School Board.

The Dr. Emerson W. Ayars House is a fine example of the type of vernacular architecture prevalent in Dade County during the 1920's. Its combination of native oolitic limestone, stucco, and frame is particularly successful. The house is one of the few residences of its type to survive in an unaltered condition in this section of Coconut Grove.

Relationship to Criteria for Designation:

The Dr. Emerson W. Ayars House is eligible for designation under the following criteria:

1. Is associated in a significant way with the life of a person important in the past.

Dr. Emerson W. Ayars, one of Coconut Grove's pioneer citizens and civic leaders, built this house on Oak Avenue in 1923 and occupied it until his death in 1946.

5. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction.

The Dr. Emerson W. Ayars House is a fine example of vernacular style architecture in Dade County in the 1920's. The house is noteworthy for its bungalow details, use of materials, and unaltered condition.

III. HISTORICAL INFORMATION

Date of Erection:

1923

Architect:

Unknown

Builder/Contractor:

The Dr. Emerson W. Ayars House was built by Alphonso Beneby, a local stone mason. Beneby, a black craftsman, moved to South Florida from The Bahamas and is still an active stone mason in Coconut Grove at age 83.

Historical Context:

Dr. Emerson W. Ayars was born in 1866 at Dodge Center, Minnesota. Ayars attended Alfred University in New York and the University of Maryland. He moved to Coconut Grove with his wife Florence in 1919 after his discharge as a captain in the Army medical corps during World War I.

Ayars, who opened his medical office in the Coconut Grove Post Office building, resided on Ingraham Highway until 1923 when he built a new house on Oak Avenue. The house was occupied by the Ayars family until 1959 when Mrs. Ayars entered a nursing home. Ayars died in 1946, and his wife died in 1960.

IV. ARCHITECTURAL INFORMATION

Description of Building:

The Dr. Emerson W. Ayars House is a two story rectangular structure with two bays across the south (front) façade. The first story of this masonry building is covered with oolitic limestone and is topped with a gable roof. The second story, which is set back, is covered with stucco and is also topped with a gable roof.

The south façade features a one story porch with a gable roof. The porch, of oolitic limestone construction, is supported by battered wooden piers resting on oolitic limestone posts. The gable end of the porch roof is faced with vertical boards with decorative ends. A similar treatment is found in each of the four gable ends of the main structure.

The main entrance features a multi-light double wood door, and the majority of windows are multi-light wooden casements.

The building has been relatively unaltered from the time of its construction in 1923.

Description of Site:

The Dr. Emerson W. Ayars House faces south and is located on the northeast corner of Oak Avenue and Allamanda Street. A one story oolitic limestone garage, now an apartment, is located directly behind the house. This structure contributes to the historic character of the property.



Dr. Emerson W. Ayars House
3041 Oak Avenue
South (front) and east facades
1982

V. PLANNING CONTEXT

Present Trends and Conditions:

The Dr. Emerson W. Ayars House is located directly north and west of the central business district of Coconut Grove. It is within an area zoned R-2, which currently contains a mixture of small older homes and new duplex residences and planned area townhouse developments. Oak Avenue, however, is a busy street which forms a transition between the business district and the residential area to the north.

The Ayars house site is subject to development pressure due to a combination of the following conditions: a) land values based upon R-2 density; b) traffic and visual exposure from Oak Avenue; c) the small size and configuration of the existing house which preclude the possibility of preserving it while developing the property under the existing R-2 regulations.

Conservation Objectives:

In order to make it economically feasible to preserve the Dr. Emerson W. Ayars House in its present location, a change of use should be allowed to permit the existing buildings to house professional offices. This would be compatible with other existing and potential uses along Oak Avenue, and would form a quality low density transition into the residential areas to the north.

These conservation objectives can best be achieved by applying an HC-2, Residential-Office Heritage Conservation Overlay District to the property. The HC-2 overlay district permits a residential property to be used for professional offices.

The change of use should apply to existing buildings which contribute to the historic character of the property. This would include the Ayars house itself and the rock garage structure behind the house. Construction of new buildings for office use should not be permitted. It is not the intent of this designation to provide for office construction generally throughout this area, but merely to provide an economically productive adaptive use of existing historic buildings. All required parking will be provided on-site.

Other zoning regulations should remain the same as for the existing R-2 zoning.

VI. HC ZONING ELEMENTS

Boundaries:

The boundaries of the HC zoning district have been drawn to include the entire tract of land owned by Edward Engel and Sharon Allen.

Major Exterior Surfaces Subject to Review:

All four facades of the Dr. Emerson W. Ayars House and all four facades of the former garage behind the house shall be considered major exterior surfaces subject to review.

Major Landscape Features Subject to Review:

The major landscape features subject to review shall include all features which are subject to requirements for tree removal permits, as set forth in Chapter 17 of the City Code.

VII. BIBLIOGRAPHY

Beilinson, Les. "3041 Oak Avenue." Application for Historic Site Designation, Beilinson-Tinney – Architects – Planners, Coral Gables, Florida, 1982.

Dade County, Florida. Community and Economic Development, Historic Preservation Division , Dade County Historic Survey, Site Inventory File for 3041 Oak Avenue.